



Site Assessment Report Executive Summary

Former Whirlpool Park Site Green Springs, Sandusky County, Ohio

October 31, 2013

OVERVIEW

Whirlpool Corporation ("Whirlpool") conducted an environmental site assessment of the former Whirlpool Park site under the supervision of the United States Environmental Protection Agency ("U.S. EPA") in order to determine the nature and extent of the contamination at the site initially identified in an assessment completed by the U.S. EPA in 2012.

Whirlpool's consultant obtained a total of 328 groundwater, surface water, soil, sediment and pool filter samples and tested for 232 chemical compounds. The testing found no health risk and no evidence of hazardous illegal dumping.

No polychlorinated biphenyls (PCBs) or other man-made chemicals were detected in the groundwater samples. Samples containing PCBs above the level the U.S. EPA considers safe for residential areas were found only in limited areas comprised of fill material near the basketball court and former grist mill, which is consistent with the prior sampling by the U.S. EPA in the area of the basketball court. Only a few other compounds were found to be at or slightly above U.S. EPA residential standards. The low levels of PCBs and metals found at this site were at concentrations that pose no health risk and are not unexpected for fill dirt used in the 1950s and 1960s, when major improvements were made in the park.

Whirlpool looks forward to working with the U.S. EPA, the Ohio Environmental Protection Agency ("OEPA"), and the current property owner on the development and implementation of an appropriate remediation plan based on the results of this site assessment.

POOL TEST RESULTS

No PCBs were found in the pool filters or in the samples taken from the soil around the former pool area. Soil testing below the former pool area floor, which was first sealed in 1956, found one result that would indicate PCBs at levels *below* the U.S. EPA residential screening level, which means the amount detected is less than what is considered safe to live around full-time for 70 years.

SITE BACKGROUND

The former Whirlpool Park site covers approximately 27 acres located about one mile north of Green Springs, Sandusky County, Ohio. The site was used as a grist mill from the early nineteenth century through the 1930s. Whirlpool purchased the site in 1953 for use as a park for employees and their families and friends. The company was not aware of any contaminants on the site when the park property was purchased in 1953 or when it was later sold. Whirlpool made a number of improvements to the property, including the building of the swimming pool, filling in of the ravine, installation of the tennis and basketball courts, and the building of



various shelters. Some of these improvements involved importing fill dirt into the park. Due to declining use, the park was closed in 2006 and sold to a private owner in 2008.

ASSESSMENT BACKGROUND

The site assessment was conducted at the request of the U.S. EPA following an earlier site assessment completed by the U.S. EPA in 2012. All sampling and testing was conducted in accordance with the Phase II Work Plan approved in April 2013 by the U.S. EPA and the OEPA. The Work Plan was developed based on information obtained during the Phase I assessment. Pursuant to the Work Plan, the samples were tested by an independent laboratory. Additionally, contractors for the U.S. EPA and the current property owner observed the sampling and, in some cases, split the samples or took their own samples for testing.

A total of 328 groundwater, surface water, soil, sediment, and pool filter media samples were obtained by Whirlpool's consultant between May 2013 and June 2013, and tested for 232 chemical compounds, including PCBs. The results were shared with the property owner and analyzed in preparation for the submission of this report.

KEY FINDINGS

PCBs:

1. No PCBs or other man-made chemicals were detected in groundwater samples taken from monitoring wells throughout the property.
2. No PCBs were detected in the Flag Run Creek water or sediments.
3. No PCBs were detected in the pool filter media or in soil in the vicinity of the pool filters.
4. In the "Former East Ravine" area:
 - 248 samples associated with the area were tested for PCBs by Whirlpool's consultant.
 - 23 samples exhibited concentrations above the EPA's residential standard of one part per million.
 - Those PCBs are present only in fill material in a limited area within the east half of the property, and all of which were found underground.
5. The fill area located near a former grist mill in the northwest corner of the property:
 - Appears to be limited to a 100 feet by 100 feet area having a maximum depth of about 12.5 feet.
 - The fill material consisted of mostly lean clay and silty clay soil with occasional concrete slab pieces, re-bar, asphalt, brick, metal fencing parts and other miscellaneous debris such as plastic hoses, wood and limestone fragments.



Other Findings:

1. Small amounts of metals above residential screening levels were detected in soil samples collected at three points, each of which was located within or immediately adjacent to the Former East Ravine.
2. A trace level of asbestos was detected from a surface soil sample obtained from on-site stockpiles of materials placed on the property by the current owner of the property.

CONCLUSION

In conclusion, the site assessment found no health risk and no evidence of hazardous illegal dumping. Using the site assessment as a scientific basis, Whirlpool will now work with the U.S. EPA and the OEPA on the development and implementation of an appropriate remediation plan.